

# **GREENSVILLE COUNTY PLANNING COMMISSION**

## **AGENDA**

Tuesday, December 8, 2020

6:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
  - A. Approval of Minutes – See Attachment - A.
    - 1. September 9, 2020
- IV. PUBLIC HEARING
  - A. ZTA-2-20 – NR-3, LLC – See Attachment – B.
  - B. ZMA-3-20 – Stripped Bass Solar – See Attachment – C.
- V. REGULAR SESSION
  - A. ZTA-2-20 – NR-3, LLC
  - B. ZMA-3-20 – Stripped Bass Solar
- VI. OTHER MATTERS
  - A. Comp Plan Update Joint Meeting of Greenville County Board of Supervisors and Planning Commission on December 16, 2020 at 6:00 p.m.
- VII. ADJOURN

**This meeting will be held at Golden Leaf Commons and all State mandated precautions will be followed. Due to the Covid-19 Pandemic, all persons attending this meeting will be required to wear protective face coverings, practice social distancing and follow the Governor's Executive Order #63 and/or any future, updated Orders. Please arrive early in order to answer Covid-19 Pandemic Questionnaire. Thank you for your patience during these procedures.**

The Greenville County Planning Commission meeting was held Wednesday, September 9, 2020, 6:00 p.m., Golden Leaf Commons, Suite B, located at 1300 Greenville County Circle, Emporia, Virginia.

**PRESENT**

Jeff Robinson, Vice-Chairman  
Lofton Allen  
Dianne Barnes-Rhoades  
William Cain  
Annie Odom  
Kim Wiley

**ABSENT**

Stephen Allen  
Joe Antorn, Jr.  
Walter Robinson, Chairman

**STAFF PRESENT**

Linwood E. Pope, Jr.  
Treva Pernell

**OTHERS PRESENT**

Jerry Powell

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Vice-Chairman Jeff Robinson called the meeting of Wednesday, September 9, 2020 to order. Vice-Chairman Robinson offered prayer. The secretary, Lin Pope, called the roll.

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**In Re: APPROVAL OF THE AGENDA**

Vice-Chairman Robinson entertained a motion for approval of the agenda.

Commissioner Lofton Allen made the motion to approve the agenda, seconded by Commissioner Dianne Barnes-Rhoades, with all voting aye, motion carried.

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**In Re: APPROVAL OF THE MINUTES**

Vice-Chairman Robinson entertained a motion to approve the minutes of August 11, 2020.

Commissioner Barnes-Rhoades made a motion to approve the minutes, seconded by Commissioner Lofton Allen, with all voting aye, motion carried.

Chairman Robinson entertained a motion to go into public hearing to hear ZMA-2-20 – Jerry Powell Ministries and ZTA-1-20 – Jerry Powell Ministries.

Commissioner Wiley made a motion to go into public hearing, seconded by Commissioner Barnes-Rhoades, with all voting aye, motion carried.

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**In Re: PUBLIC HEARING**

**ZMA-2-20 – Jerry Powell Ministries**

Mr. Lin Pope stated the property that is the subject of this zoning request is located on Skippers Road adjacent to the Brookridge Apartment Complex. The subject property is zoned M-1, Industrial and has a vacated industrial building located upon it. The applicant is requesting the property to be rezoned to R2-B, Residential so that he can utilize the vacant industrial building and establish an adult outreach center whose purpose is to temporarily house individuals who have just been released from incarceration and will provide them with re-entry programs.

The primary purpose of the M-1, Industrial District is to provide for areas within the County where light industrial uses which are compatible with County's economic development and rural development goals may be established. The general intent of the district is to accommodate limited industrial activities which may be expected to generate a moderate amount of vehicular traffic, and which may be expected to produce products that are shipped to outside markets without resulting in objectionable environmental impacts to the County. Selected industrial uses of a more intensive nature which are not detrimental to the County's environment or general economic policies may be authorized by conditional use permits.

The property that is subject to this re-zoning request was zoned M-1, Business in the early 1980's when the County developed its first Zoning Ordinance and established specific zoning districts. At that time the subject property was home to Miller Homes and later Craft-Diston both who utilized the property for industrial purposes. Craft-Diston closed its doors in the early 1990's and the property has sat vacant since that time. In more recent years Brookridge Apartments was constructed and the character of the area has somewhat changed.

The subject property is located on the line of a Residential Area and Commercial HUB on the Urban Service Area Map of the Comprehensive Plan. Residential land uses within the Urban Service District are envisioned as including a full range of low to medium density residential development. Low density for this area is defined as single-family subdivisions with between two and three lots per acre and medium density is defined as multi-family housing such as townhouse projects with densities in the range of 8 to 10 units per acre

The proposed zoning designation, R2-B Multiple Family District was established to provide appropriate locations for housing consisting primarily of rental apartments and other dwelling types preferring higher densities. This district is intended to be established only in locations where water and sewer are available. In addition, it is anticipated that areas developed at this density will require additional public, semipublic and private uses to support and enhance the neighborhood. The primary intent of this district is to promote the establishment within the County of a variety of higher density housing styles designed primarily for rental at affordable prices.

The area immediately surrounding this request consists of properties zoned M-1; Industrial, B-2; Business and R2-B; Multi-Family Residential consisting of apartments, a welding shop and an automotive garage.

Staff is of the opinion that it would be appropriate to downzone this property from B-2, General Business to R1-B, Residential for several reasons which are in concurrence with the Goals and Objectives found in the Greenville County Comprehensive Plan.

1. The subject property is located in an Urban Service Area in which low density and medium density residential development is expected.
2. Surrounding properties are already zoned R2-B multi-family residential, thus rezoning the subject parcel to R2-B would prevent the encroachment of conflicting land uses on an existing viable development.
3. Rezoning the subject property to R2-B would encourage the re-use of a vacant industrial building housing type and density that is consistent with the surrounding R2-B properties.

Because of the above noted reasons, Staff recommends approval of the request.

#### **ZTA-1-20 – Jerry Powell Ministries**

Mr. Pope stated the proposed additions to the Zoning Ordinance are being requested due to the interest of a new business within Greenville County.

The applicant Jerry Powell desires to amend Article 4: PERMITTED USES IN PRIMARY ZONING DISTRICTS, Table 4.1 Permitted Use Table to include the following use:

#### **Adult Outreach Center**

The purpose of this Article is to establish permitted uses in primary zoning districts. To accomplish this purpose, Table 4.1 Permitted Use Table is hereby created as part of this Article, and likewise as part of the Zoning Ordinance of Greenville County. The "Permitted Use Table" establishes the uses of land, buildings, or structures that are permitted in Greenville County under this Ordinance, and stipulates the zoning district, or districts, in which each use is permitted.

#### **ADD: INSTITUTIONAL AND COMMUNITY SERVICES**

R2-B Multi-Family Residential

U (Special Use Permit)

The proposed addition to the Permitted Use Table (Table 4.1) will allow the establishment of a an Adult Outreach Center only with the issuance of a Special Use Permit approved by the Board of Supervisors in an R2-B Multi-Family Residential District.

Special Use Permits may be granted by the Board of Supervisors for any of the uses for which a permit is required by the use regulations of the Zoning Ordinance. In granting any such special

use permits, the Board of Supervisors may impose conditions that will assure that the use will conform to the requirements of the zoning ordinance. A special use permit shall not be issued unless the Board of Supervisors shall find that:

- The proposal as submitted or as modified will not affect adversely the health, safety, or welfare of persons residing or working in the neighborhood of the proposed use; and will not be detrimental to public welfare or injurious to the property or neighborhood. Among matters to be considered in this connection are traffic congestions, noise, light, dust, odor, and vibrations, with regard to hours of operation, screening and other matters which might be regulated to mitigate adverse impact.
- The proposal as submitted or modified will conform to the comprehensive plan, or to specific elements of such plan, and the official policies adopted in relation hereto, including the purposes and the expressed intent of this Ordinance.

Staff proposes to add the following definition to Chapter 23 of the Greenville County Zoning Ordinance:

#### ADD: DEFINITIONS

Adult Outreach Center: a business that is either publicly owned or privately owned that provides services and programs to adults, which may include but are not limited to; literacy training, comprehensive alcohol or substance abuse treatment, re-entry programs, temporary housing, education and life skill training, programs for mentally or physically impaired individuals, etc.

Staff feels that the requested use, Adult Outreach Center, is a use that will be beneficial to residents of the County and can be established with conditions imposed by a Special Use Permit so that it does not create nuisances to surrounding properties. Therefore, staff recommends approval of the applicants request to include the use, Adult Outreach Center as a use allowed in a R2-B Multi-Family Dwelling District by a Special Use Permit as well as approval of the above definition for an Adult Outreach Facility.

Vice-Chairman Robinson asked if anyone present would like to speak for or against this application.

Mr. Jerry Powell addressed the Commission and stated that he had worked with incarcerated men at the local correction facility for many years. He stated that he strives to bring religious values and life skills to men who want to improve their lives upon returning to the outside world. He also stated that this adult outreach center would be a place for these men to go when they are released; offering a place to live, eat, worship and learn valuable work skills for six months. He further stated that when they leave they would be prepared to be better family men and contribute to the community in a positive way.

Vice-Chairman Robinson asked if there was anyone else that would like to speak. Being no other comments, he entertained a motion to go into Regular Session.

Commissioner Lofton Allen made a motion, seconded by Commissioner Barnes-Rhoades, with all voting aye, motion carried.

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**In Re: REGULAR SESSION**

Vice-Chairman Robinson asked for any further discussion among the Commissioners, being none, he entertained a motion for ZMA-2-20 and ZTA-1-20 – Jerry Powell Ministries.

Commissioner Cain made a motion to approve ZMA-2-20 – Jerry Powell Ministries, seconded by Commissioner Barnes-Rhoades, with all voting aye, motion carried.

Chairman Wiley made a motion to approve ZTA-1-20 – Jerry Powell Ministries, seconded by Commissioner Barnes-Rhoades, with all voting aye, motion carried.

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**In Re: OTHER MATTERS**

Mr. Pope stated that there would be a Comprehensive Plan Update Public Workshop meeting on Tuesday, September 22, 2020 at 6:00 p.m. in Golden Leaf Commons.

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**In Re: ADJOURN**

There being no other discussions, Commissioner Lofton Allen made a motion to adjourn the meeting, Commissioner Barnes-Rhoades seconded, with all voting aye. Motion carried and meeting was adjourned.

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Jeff Robinson  
Vice-Chairman

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## COUNTY OF GREENSVILLE

TO: Greensville County Planning Commission  
FROM: Linwood Pope, Jr., Director of Planning  
SUBJECT: ZTA-2-2020 – NR-3, LLC (Joseph P. Carroll, Jr.)  
Date: November 19, 2020

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The proposed additions to the Zoning Ordinance are being requested due to the interest of a new business within Greensville County.

**REQUEST:**

**The applicant, NR-3, LLC/Joseph P. Carroll, Jr. desires to amend Article 4: PERMITTED USES IN PRIMARY ZONING DISTRICTS, Table 4.1 Permitted Use Table to include the following use:**

**Natural Resource Recovery, Refining, and Recycling Facility within and enclosed building**

The purpose of this Article 4 is to establish permitted uses in primary zoning districts. To accomplish this purpose, Table 4.1 Permitted Use Table was created as part of this Article 4, and likewise as part of the Zoning Ordinance of Greensville County. The “Permitted Use Table” establishes the uses of land, buildings, or structures that are permitted in Greensville County under this Ordinance, and stipulates the zoning district, or districts, in which each use is permitted.

**ADD TO USE TABLE 4.1:**

**The proposed addition to the Permitted Use Table (Table 4.1-Industrial Section) will allow the establishment of a Natural Resource Recovery, Refining, and Recycling Facility within and enclosed building only with the issuance of a Special Use Permit approved by the Board of Supervisors in an A-1 Agricultural District.**

Special Use Permits may be granted by the Board of Supervisors for any of the uses for which a permit is required by the use regulations of the Zoning Ordinance. In granting any such special use permits, the Board of Supervisors may impose *conditions* that will assure that the use will conform to the requirements of the zoning ordinance. A special use permit shall not be issued unless the Board of Supervisors shall find that:

- The proposal as submitted or as modified will not affect adversely the health, safety, or welfare of persons residing or working in the neighborhood of the proposed use; and will not be detrimental to public welfare or injurious to the property or neighborhood. Among matters to be considered in this connection are traffic congestions, noise, light, dust, odor, and vibrations, with regard to hours of operation, screening and other matters with might need to be regulated to mitigate adverse impact.
- The proposal as submitted or modified will conform to the comprehensive plan, or to specific elements of such plan, and the official policies adopted in relation hereto, including the purposes and the expressed intent of this Ordinance.

### **ADD TO CHAPTER 23; DEFINITIONS**

**Staff also proposes to add the following definition to Chapter 23 of the Greenville County Zoning Ordinance:**

**Natural Resource Recovery, Refining, and Recycling Facility:** a light industrial operation that recovers then refines carbon, nitrogen, phosphorous, metals and minerals from livestock, fowl, crop, and forestry waste and recycles the waste into usable byproducts such as renewable natural gas or nutrient infused bio carbon products.

### **STAFF RECCOMENDATION:**

Staff feels that the requested use, **Natural Resource Recovery, Refining, and Recycling Facility** will allow for an environmentally friendly re-use of agricultural wastes and can be developed with conditions imposed by a Special Use Permit in a way that the use will not be a detriment nor a nuisance to surrounding properties. Therefore, staff recommends approval of the applicants request to include the use, **Natural Resource Recovery, Refining, and Recycling Facility within and enclosed building** a use allowed in a A-1 Agricultural District by a Special Use Permit as well as approval of the above definition for a Natural Resource Recovery, Refining, and Recycling Facility



## STAFF REPORT

ZMA-3-20

## OVERVIEW

APPLICANT	Striped Bass Solar Partners, LLC. By EDF Renewables Distributed Solutions Inc.
TAX MAP	17-13 16-43
LOCATION	Located off of S.R. 609 (County Club Drive) and adjoining the property of the Emporia Country Club and Interstate 95
ELECTION DISTRICT	003
EXISTING ZONING	R1-B, Single Family Dwelling
EXISTING USE	Forrestal Property
REQUEST	To rezone the property from R1-B, Single Family Dwelling to A-1 Agricultural
ADJACENT ZONING	R1-B, Single Family Residential A-1. Agricultural District M-1, Industrial District (across I-95)
PREVIOUS ZONING ACTIVITY	ZMA-1-98
CHARACTER OF AREA	Recreational(Country Club), Forrestal, Low Density Residential
NATURAL CONDITIONS	150' ± Elevation.
GREENSVILLE COUNTY COMPREHENSIVE PLAN (THE PLAN)	<b>Urban Service Area Map:</b> Residential <b>Future Land Use Map:</b> Rural Residential

## DIRECTOR'S COMMENTS

The property that is the subject of this request is located north of the Emporia Country Club on Country Club Road and borders Interstate 95. The applicant is requesting that the property be rezoned from R1-B, residential to A-1, Agricultural.

The Greenville County Zoning Ordinance describes the Existing Zoning Classification, R1-B as

being created for the purpose of providing single family housing on individual lots at suburban densities within the Urban Service District as established in the Comprehensive Plan. The R1-B District is intended to be used primarily in those areas within the Urban Service District where, although not available at the time of development, water and sewer may reasonably be expected to be provided eventually. It is intended that lots be large enough to accommodate a well and septic tank, although the requirement for a backup drain field site does not apply in this district.

The applicant wishes to construct a 3-4 MW Utility Scale Solar project. To undertake this project, rezoning to a conforming designation is necessary. The zoning designation sought is A-1, Agricultural District. The A-1 Agricultural District covers the largest portion of the County which is presently occupied by farms, forests, conservation areas and other types of rural uses. It is designed to protect these existing conditions and to encourage only that future development which promotes the preservation of the rural qualities of the County. In addition, selected business and industrial uses may be permitted in the district but only when the governing body finds that such development not only enables the rural characteristics of the County to be maintained but is in harmony with the economic development objectives of the County. It is also an intent of this district to provide for low-density rural housing which is arranged: to minimize impact upon agricultural activities; to maximize open space which may be used for agriculture and forestry; and to be compatible with the rural qualities of the County.

### **Comprehensive Plan**

When we look at the County's Comprehensive Plan's Future Land Use Map, we find that the property is located within a Rural Residential; Conservation Area. The Rural Residential; Conservation Area is characterized by low-density residential development such as detached single-family dwelling units on lots larger than urban or suburban lots. Certain agricultural and farming uses are typically allowed. In addition, large scale economic development projects may be allowed subject to required land use approvals as approved by the Board of Supervisors.

Property uses adjacent to the subject property include the Emporia Country Club, a small mobile home subdivision located across Country Club Road and the MAMaC Mega Industrial Site which is located across Interstate 95.

### **Previous Zoning Activity**

In 1989, the property owner at the time, Virginia Pork Festival Inc., applied for a Zoning Map Amendment (ZMA-1-98) to have the property rezoned from A-1, Agricultural district to R1-B, Residential District. At the time the VPF Inc. had a potential buyer of the subject property that wanted to develop a residential subdivision adjacent to the golf course. VPF Inc. was successful in having the property rezoned to R1-B Residential, and the property was then sold to the developer. Due to infrastructure costs (the cost of extending public water and sewer service to the property, as well as the development of a road to serve the subdivision), the developer abandoned the subdivision project and sold the property. The property has only been used for agricultural/forestall purposes since.

## STAFF RECOMMENDATION

### APPROVE

Staff recommends approval of the applicant's request based on the following facts:

1. The subject property is located in a Rural Residential Area on the Comprehensive Plans Future Land use map.
2. The Land Use Plan recognizes large scale economic development projects within the Rural residential Area subject to required land use approvals as approved by the Board of Supervisors
3. There is no public infrastructure, i.e. public water and public sewer in place to support higher density development such as a residential subdivision.

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Linwood E. Pope, Jr.  
Planning Director

November 20, 2020